



Constables
SALES & LETTINGS

Tan-Y-Fron

Bylchau, Denbigh

£250,000



Located in Tan-y-Fron in the picturesque hamlet of Bylchau, Conwy, is the exclusive development comprising of the conversion of four former school buildings which date back to 1908.

The development enjoys a rural, yet accessible location surrounded by open countryside.

Ty Hen Ysgol is the large semi-detached school house which adjoins open farmland. It has been finished to an impeccable standard with high quality fixtures and finishes that synergise perfectly with the retained original features.

The accommodation comprises; entrance hallway, boiler room, inner hallway, utility room, W.C. A large living room and an impressive kitchen dining room with door leading out to the patio. The rear hallway has a rear access porch and stairs to the first floor landing. On the first floor there are three good-sized bedrooms, a bathroom and separate W.C. Externally there is off road parking and an enclosed garden at the side and rear of the property.

The village of Llanfyllter is approximately 1.5 miles distant and provides excellent village amenities including shop, post office, pub and primary school. More comprehensive facilities are available at Denbigh and the A55 Expressway provides excellent links to Chester, the Wirral and the towns of the North Wales Coast



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- Recently Converted School House
- Exclusive Development of Four Dwellings
- Rural yet Accessible Location
- Three Bedrooms & Two Toilets & Shower Room
- Stunning Kitchen-Dining Room
- Large Living Room
- Preserved Original Features
- High Quality Fixtures & Finishes Throughout
- Landscaped Garden
- Off Road Parking

Other Information

Tenure: Share of Freehold.
Services: Electric heating, mains drainage
Council Tax Band: TBC

What Three Words Location

What three words:
Here is a precise what3words address, made of 3 random words. Every 3 metre square in the world has its own unique what3words address.

///boat.cabinet.brimmed
<https://w3w.co/boat.cabinet.brimmed>

Accommodation

Entrance Hallway

Boiler Room

Inner Hallway

Utility Room

W.C.

Living Room

Kitchen-Dining Room

Rear Hallway

Rear Porch

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three


Bathroom

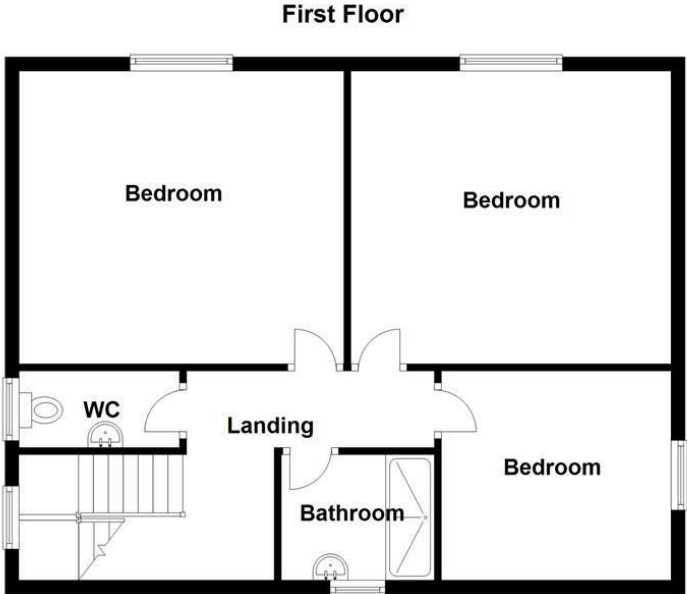
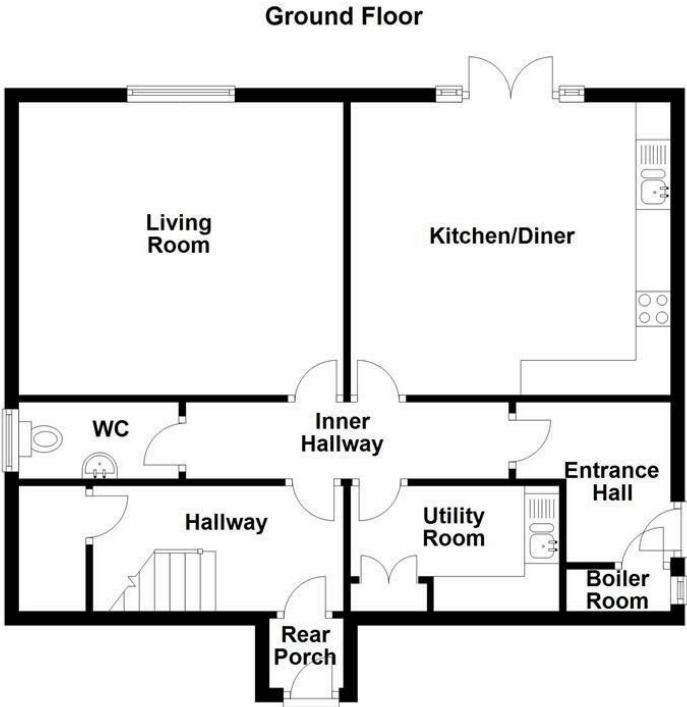
Separate W.C.



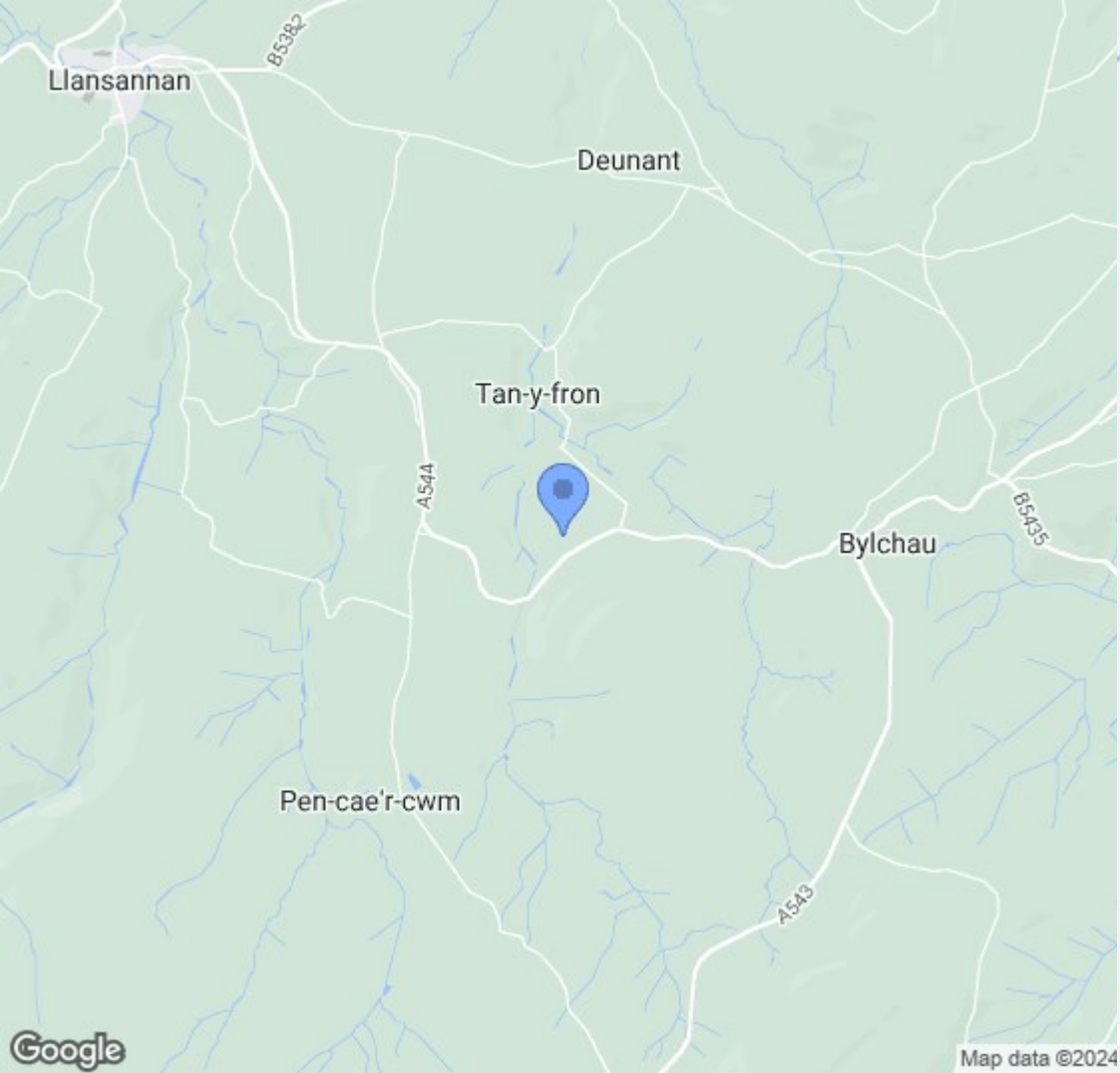


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.



Location Map

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S A L E S & L E T T I N G S

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South Wirral, Neston, Cheshire

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